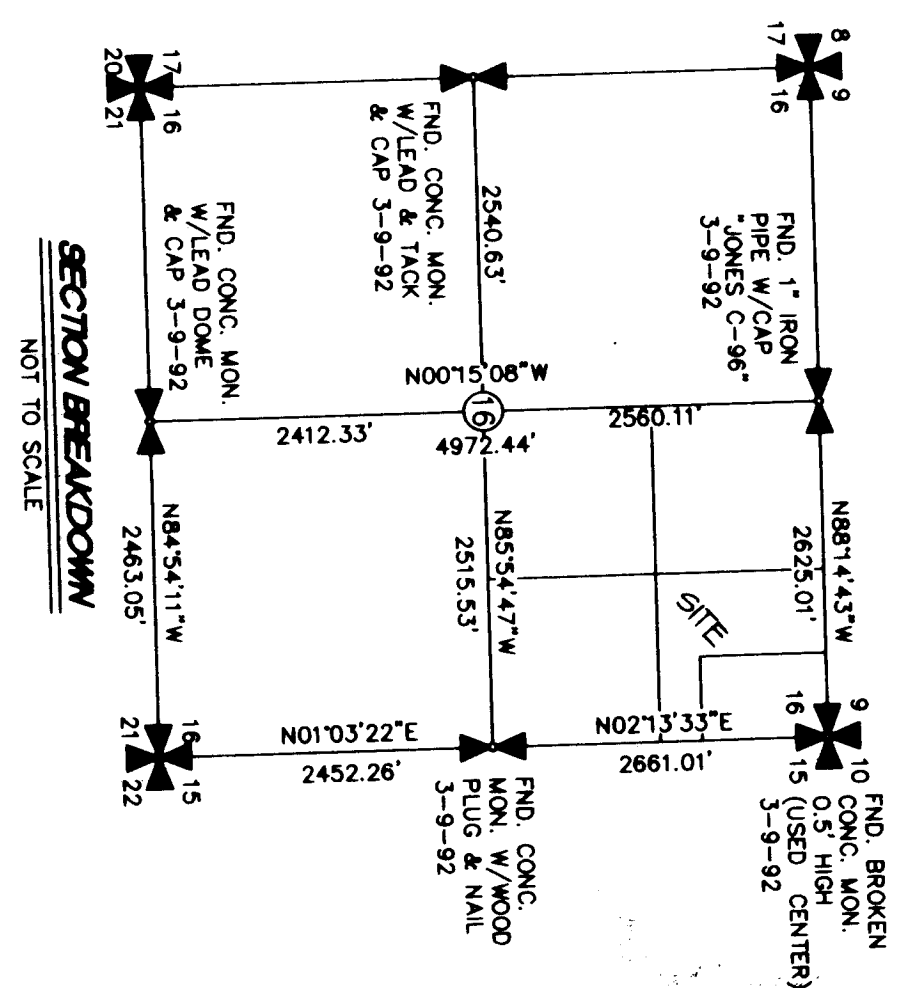
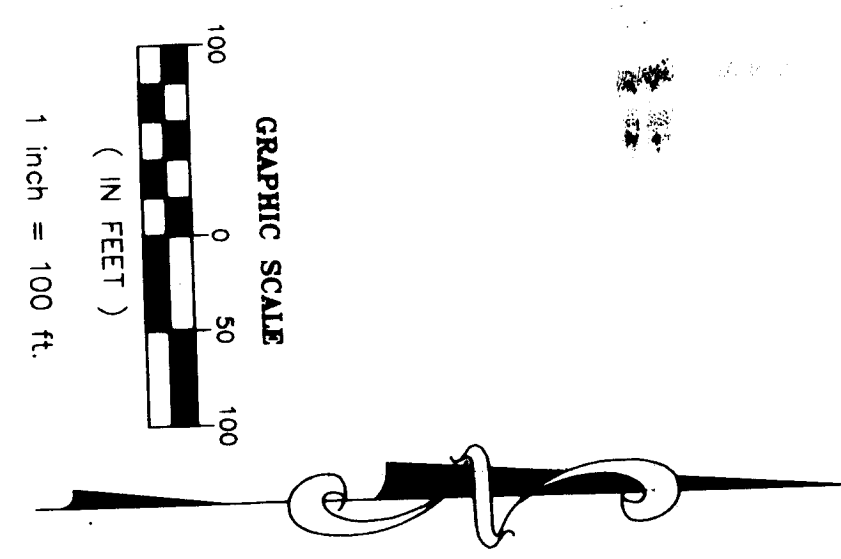
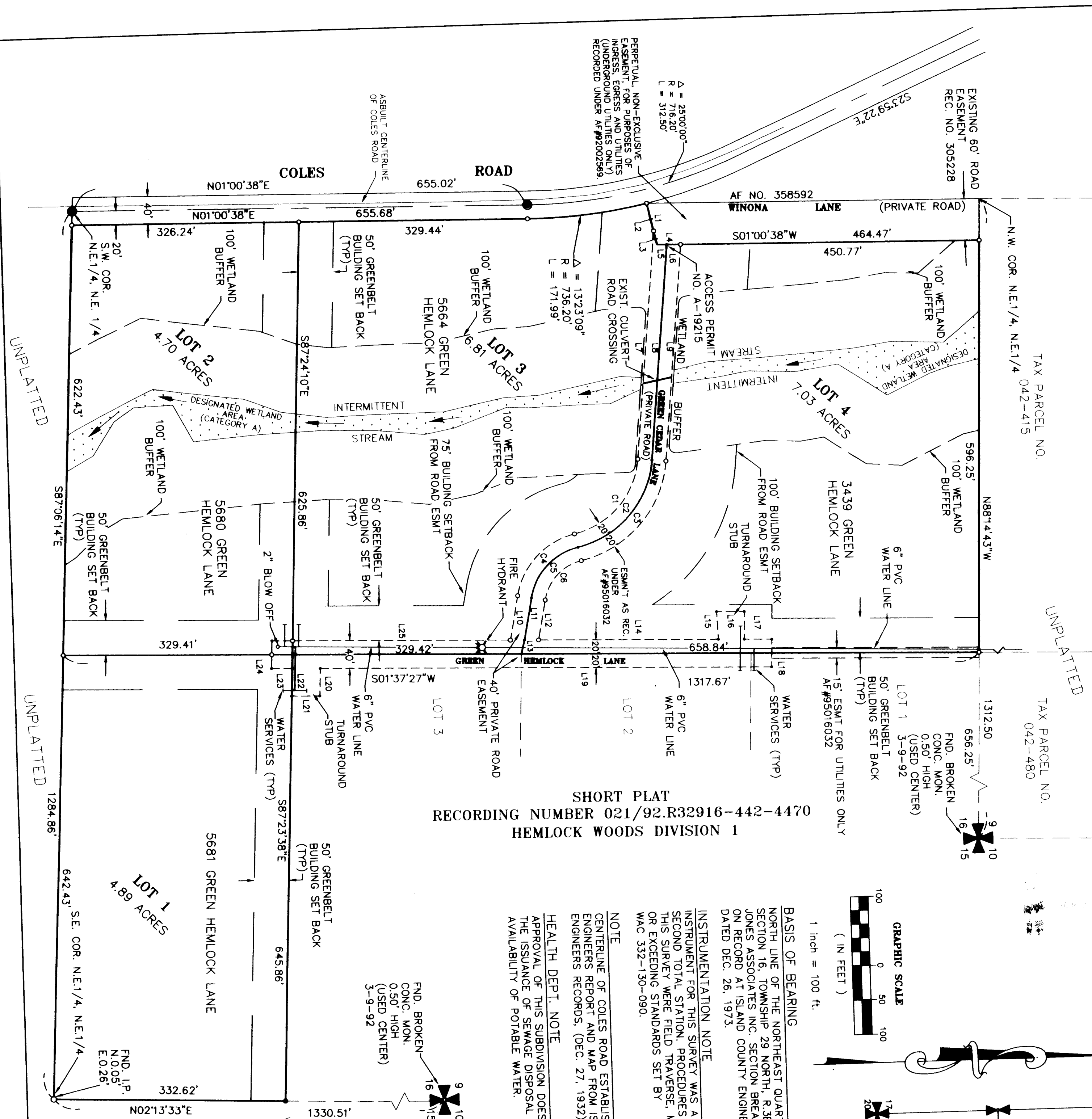


331 5889

HEMLOCK WOODS DIVISION 2  
A Portion of the N.E.1/4, N.E.1/4, of Sec.16, T.29N., R.3E., W.M.  
Island County, Washington

FILE NUMBER PLP 490/97  
TAX NUMBER R32916-435-4170



- LEGEND
- SET 1/2" x 24" REBAR AND CAP
  - ° SET CONC. MON W/2" BRASS DISC IN CASE
  - \*TRI-COUNTY U.S. NO. 14490

NOTE  
CENTERLINE OF COLES ROAD ESTABLISHED FROM  
ENGINEERS REPORT AND MAP FROM ISLAND COUNTY  
ENGINEERS RECORDS, (DEC. 27, 1932).

HEALTH DEPT. NOTE  
APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE  
THE ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMITS OR THE  
AVAILABILITY OF POTABLE WATER.



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	120.00	150.80	72.00
C2	140.00	175.93	72.00
C3	160.00	201.08	72.00
C4	110.00	127.78	66.33
C5	90.00	104.55	66.33
C6	70.00	81.32	66.33

LINE TABLE			
LINE	DIRECTION	DISTANCE	
L1	N77°37'29"E	61.68	
L2	S77°37'29"W	41.17	
L3	S77°37'29"W	20.51	
L4	S01°00'38"W	33.77	
L5	S01°00'38"W	13.70	
L6	S01°00'38"W	20.07	
L7	N64°22'20"W	330.85	
L8	S64°22'20"E	312.41	
L9	S64°22'20"E	314.03	
L10	S76°55'47"E	65.31	
L11	N76°55'47"W	61.94	
L12	N76°55'47"E	58.57	
L13	N76°55'47"E	20.58	
L14	N01°37'27"E	257.44	
L15	N67°57'52"E	40.00	
L16	N67°57'52"E	40.00	
L17	S67°57'52"E	40.00	
L18	N67°57'52"W	40.00	
L19	S01°37'27"W	648.03	
L20	S67°57'52"E	40.01	
L21	N01°37'27"E	40.01	
L22	S67°57'52"E	40.00	
L23	S01°37'27"W	30.00	
L24	N67°57'52"W	40.01	
L25	N01°37'27"E	343.47	

NE.1/4, N.E.1/4, SEC.16, T.29N., R.3E., W.M.  
PREPARED FOR  
RAY & LAURIE GABELEIN  
Tri-County  
Land Surveying Company  
4610 200th St. S.W. Suite A  
Lynnwood, WA. 98036 (425)776-2926 Fax: 776-2850  
DRAWN BY B.H. DATE AUGUST, 1998 JOB NO. 92-014  
CHECKED BY SCALE 1" = 100' SHEET 2 OF 2

HEMLOCK WOODS DIVISION 2  
A Portion of the N.E.1/4,N.E.1/4, of Sec.16, T.29N.,R.3E., W.M.  
Island County, Washington

FILE NUMBER PIP 490/97  
TAX NUMBER R32916-435-4170

LEGAL DESCRIPTION:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 29 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN:  
EXCEPT THE WEST 10.00 FEET THEREOF;

ALSO EXCEPT RIGHT-OF-WAY FOR THE COUNTY ROAD KNOWN AS COLES ROAD;  
ALSO EXCEPT THE WEST 60.00 FEET THEREOF LYING NORTH OF THE RIGHT-OF-WAY FOR THE COLES ROAD;

ALSO EXCEPT LOTS 1, 2 AND 3 OF ISLAND COUNTY SHORT PLAT NO. 021/92,R32916-442-4470 RECORDED OCTOBER 4, 1995, IN VOLUME 3 OF SHORT PLATS, PAGE 48 UNDER AUDITOR'S FILE NO. 95016032, RECORDS OF ISLAND COUNTY, WASHINGTON;

ALSO KNOWN AS PARENT PARCEL REMNANT TRACT A OF SHORT PLAT EXCEPTED ABOVE;

SITUATED IN ISLAND COUNTY, WASHINGTON.

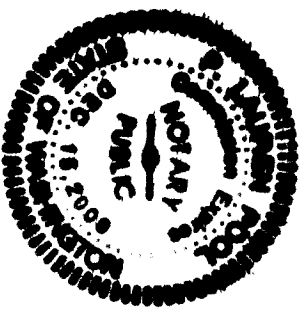
RESTRICTIONS:

1. DIRECT VEHICULAR ACCESS TO COLES ROAD IS RESTRICTED TO THE EASEMENT SHOWN HEREON.
2. A PORTION OF THE PROPERTY IS ENCUMBERED BY WETLANDS AND TRIBUTARY STREAMS. NO GRADING (CLEARING, EXCAVATION, AND FILLING) IS PERMITTED WITHIN 100.00 FEET OF SAID AREAS UNTIL SUCH TIME AS AN APPROVED GRADING PERMIT, OR WAIVER THEREFROM, IS OBTAINED FROM THE ISLAND COUNTY ENGINEERING DEPT.
3. NO BLOCKING, DIVERTING, OR OTHER ALTERATION OF EXISTING, NATURAL, OR APPROVED MAN-MADE DRAINAGE WAYS IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT.
4. THE CATEGORY A WETLAND AND ITS ASSOCIATED BUFFER, AS SHOWN HEREON, SHALL REMAIN IN A NATURAL UNDISTURBED STATE UNLESS OTHERWISE AUTHORIZED PURSUANT TO ISLAND COUNTY CODE.
5. ALL UTILITIES INSTALLED ON-SITE SHALL BE UNDERGROUND.
6. CONSTRUCTION/LOT DEVELOPMENT SHALL BE LIMITED TO THOSE AREAS OUTSIDE OF THE WETLAND AND BUFFER AREA.

ACKNOWLEDGMENT  
STATE OF WASHINGTON }  
COUNTY OF ISLAND } ss.

THIS IS TO CERTIFY THAT ON THIS 31st DAY OF December 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, APPEARED RAY E. GABELEIN AND LAURIE GABELEIN, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED HEREIN.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.



PRINTED NAME: P. Lauren Pool  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
RESIDING AT: Clintond, WA.  
MY APPOINTMENT EXPIRES: 12-15-2000

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT RAY E. GABELEIN AND LAURIE GABELEIN, HUSBAND AND WIFE, THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, HEREBY DECLARE THIS SUBDIVISION AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT, AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC ROADS. WE ALSO DEDICATE TO THE OWNERS OF THE LOTS HEREIN DESCRIBED FOREVER, ALL PRIVATE ROADS AND WHATEVER MUTUALLY OWNED PROPERTY THAT IS SHOWN ON THE PLAT DEVELOPMENT. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES, CUTS AND FILLS IN THE REASONABLE ORIGINAL GRADING OF THE ROADS SHOWN HEREON. ALSO THE RIGHT TO DRAIN SAID PUBLIC AND PRIVATE ROAD OVER AND ACROSS ANY LOT, LOTS AND/OR TRACTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ORIGINAL ORIGINAL GRADING. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID PRIVATE AND PUBLIC ROADS.

NOTES:

1. ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE ROADS DESCRIBED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT (PER ICC 11.01.060.A).
2. SUBJECT TO A PUGET SOUND POWER AND LIGHT COMPANY EASEMENT RECORDED UNDER AF#235051 FOR GUY WIRE ANCHORS, THE DESCRIPTIONS PROVIDED ARE NOT SUFFICIENT TO PLOT THEIR EXACT LOCATIONS.
3. SUBJECT TO A PUGET SOUND POWER AND LIGHT COMPANY EASEMENT RECORDED UNDER AF#93025133.
4. SUBJECT TO ROAD AND UTILITIES EASEMENT RECORDED UNDER AF#95008722 SAID EASEMENT IS DELINEATED ON THE FACE OF SHORT PLAT NO. 021/92.
5. THE BUILDING SETBACKS AND GREENBELT SETBACKS SHOWN HEREON ARE PRIVATE RESTRICTIONS AND ISLAND COUNTY HAS NO RESPONSIBILITY TO ENSURE COMPLIANCE WITH SETBACK STANDARDS, EXCEPT THOSE STANDARDS CONTAINED WITHIN THE ISLAND COUNTY CODE.

EASEMENT PROVISION

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND POWER AND LIGHT COMPANY, NATURAL GAS COMPANY, WHIDBEY TELEPHONE COMPANY, TELEVISION COMPANY, WATER, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE STREET(S), IF ANY, AND THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING ALL STREET(S) IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO FOR THE PURPOSES OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED

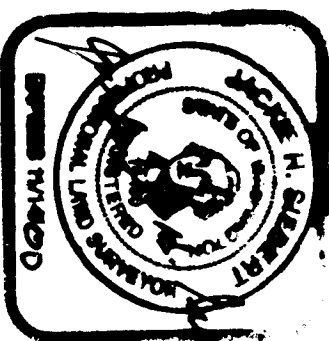
Ray E. Gabelein  
RAY E. GABELEIN

Lauree Gabelein  
LAURIE GABELEIN

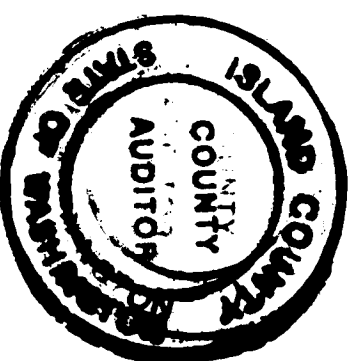
SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND COUNTY AND THE WASHINGTON STATE SURVEY RECORDING ACT, IN THE MONTH OF \_\_\_\_\_ 199\_\_.

Jackie H. Siebert  
JACKIE H. SIEBERT P.L.S.  
CERTIFICATE NUMBER 14490



12-23-98



BOARD OF COUNTY COMMISSIONER'S APPROVAL CERTIFICATE  
THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE PLAT ACT AS ESTABLISHED BY CHAPTER 16.17, ISLAND COUNTY CODE, AND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 199\_\_.

Wm. McDowell BOARD MEMBER

Wm. McDowell BOARD MEMBER

Mike Shelton CHAIRMAN

Mike Shelton CHAIRMAN

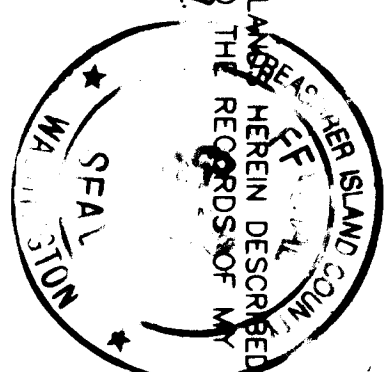
PLANNING DIRECTOR'S APPROVAL CERTIFICATE:  
THIS PLAT CONFORMS TO THE REQUIREMENTS AS ESTABLISHED BY CHAPTER 16.17 OF THE ISLAND COUNTY CODE AND IS HEREBY APPROVED THIS 27th DAY OF January, 199\_\_.

Kevin Kurnace  
SIGNATURE AND SEAL

TREASURER'S CERTIFICATE:

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR, 19\_\_.

Jackie H. Siebert  
SIGNATURE AND SEAL



CERTIFICATE OF TITLE:

RECORDED 12th 28th 199\_\_ IN VOLUME 776, PAGE(S) 2486 UNDER AUDITOR'S FILE NUMBER 99002220 RECORDS OF ISLAND COUNTY, WASHINGTON.

AUDITOR'S CERTIFICATE:

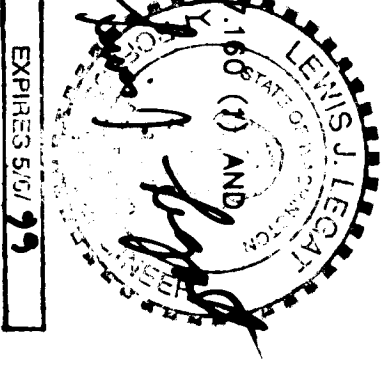
FILED FOR RECORD THIS DAY 28th DAY OF January, 199\_\_, AT CLINTON, IN VOLUME 13 OF LONG PLATS, PAGE(S) 178 179 UNDER AUDITOR'S FILE NUMBER 99002221 RECORDS OF ISLAND COUNTY AT THE REQUEST OF THE ISLAND COUNTY ADMINISTRATOR.

Supreme Director  
29th 28th 28th 199\_\_  
ISLAND COUNTY AUDITOR

ENGINEER'S APPROVAL CERTIFICATE:

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 58.160 (1) AND CHAPTER 11.01, ISLAND COUNTY CODE, THIS 28th DAY OF January, 199\_\_.

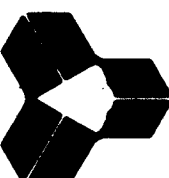
Lauree Gabelein  
SIGNATURE AND SEAL



N.E.1/4,N.E.1/4,SEC.16,T.29N.,R.3E.,W.M.

PREPARED FOR

RAY & LAURIE GABELEIN



Tri-County  
Land Surveying Company  
4610 200th St. S.W. Suite A  
Lynnwood, Wa. 98036 (425)776-2926 Fax: 776-2850

DRAWN BY B.H.	DATE AUGUST, 1998	JOB NO. 92-014
CHECKED BY	SCALE N/A	SHEET 1 OF 2